



Planning Committee

Wed 8 Jul
2015
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

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REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC SPEAKING

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Public Speaking - in the following order:-
 - a) Objectors to speak on the application;
 - b) Supporters to speak on the application;
 - c) Ward Councillors
 - d) Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
 - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

Notes:

1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.

2) Members of the public are now able to record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. The exception to this involves exempt / confidential information to be considered, when members of the public may be excluded from the meeting, the reason(s) for which will be defined in the Exclusion of the Public item on the Planning Committee Agenda.

An area of the Council Chamber has been set aside next to the Press for any members of the public who wish to do this. The Council asks that any recording of the meeting is done from this area to avoid disrupting the proceedings. Members of the public should now be aware that they may be filmed or recorded during the course of the meeting.

3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.

4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.

5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn. 3266 before 12 noon on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.



PLANNING

Committee

8th July 2015

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Matthew Dormer
	Yvonne Smith (Vice-Chair)	Wanda King
	Joe Baker	David Thain
	Roger Bennett	Nina Wood-Ford
	Michael Chalk	

<p>1. Apologies</p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p>2. Declarations of Interest</p>	<p>To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.</p>
<p>3. Confirmation of Minutes (Pages 1 - 6)</p>	<p>To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 10th June 2015. (Minutes attached)</p>
<p>4. Application 2015/086/FUL - Carantec, The Mayfields, Southcrest, Redditch, B98 7DU (Pages 7 - 12) Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the erection of a new dwelling, new access and landscaping. Applicant: Mrs M Daramiah (Report attached – Site Plan under separate cover) (Central Ward)</p>
<p>5. Application 2015/130/FUL - 324 Evesham Road, Crabbs Cross, Redditch B97 5JB (Pages 13 - 18) Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of building to Office (B1) and ancillary showroom (A1). Applicant: Mr Malcolm Dyson (Report attached – Site Plan under separate cover) (Crabbs Cross Ward)</p>

PLANNING

Committee

8th July 2015

**6. Application 2015/145/S73
- Land at Teardrop Site,
Bordesley Lane,
Redditch B97 6RR**

(Pages 19 - 24)

Ruth Bamford, Head of
Planning and Regeneration

To consider a Planning Application for a Variation of Condition 2 of Application Reference 2011/296/FUL to substitute drawings in order to re-site the compound and air conditioning units relating to the Hotel (delete reference to drawings R76:11:P50 revJ and P10 revK and insert drawings 55:14:P10 and 55:14:P11).

Applicant: Premier Inn Hotels Ltd

(Report attached – Site Plan under separate cover)

(Abbey Ward)

7. Exclusion of the Public

During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:

“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.

These paragraphs are as follows:

subject to the “public interest” test, information relating to:

- Para 1 - any individual;**
- Para 2 - the identity of any individual;**
- Para 3 - financial or business affairs;**
- Para 4 - labour relations matters;**
- Para 5 - legal professional privilege;**
- Para 6 - a notice, order or direction;**
- Para 7 - the prevention, investigation or prosecution of crime;**

may need to be considered as “exempt”.

PLANNING

Committee

8th July 2015

8. Confidential Matters (if any)

To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)



Planning Committee

10th June 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Matthew Dormer, Wanda King, David Thain and Nina Wood-Ford

Officers:

Steve Edden, Sarah Hazlewood, Amar Hussain and Ailith Rutt

Democratic Services Officer:

Jan Smyth

1. APOLOGIES

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Councillor David Thain declared an interest in Agenda Item 56 (Planning Application 2015/042/FUL – Land off Dixon Close, Enfield, Redditch) as detailed in Minute 5 below.

3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 29th April 2015 be confirmed as a correct record and signed by the Chair.

4. UPDATE REPORTS

The printed Update reports relating to the various Planning Applications were noted.

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Chair

Planning Committee

10th June 2015

**5. APPLICATION 2015/042/FUL –
LAND OFF DIXON CLOSE, ENFIELD,
REDDITCH, WORCESTERSHIRE**

35 no. 2, 3 and 4 bedroom houses, 6 no. 1 bedroom apartments
and 1 no. 2 bedroom bungalow (substitution of some house types
approved under Permission 2013/289/FUL)

Applicant: Mr Nick Laight

Mrs L Saunders, an objector, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT Planning Permission, subject to:

- 1. the satisfactory completion of a Section 106 Planning Obligation ensuring:**
 - a) a contribution towards play areas at Forge Mill and sports provision at Abbey Stadium, due to increased demand/requirements from future residents, in compliance with the SPD;**
 - b) a contribution to refuse and re-cycling bins for the new development, in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy;**
 - c) a contribution towards County education facilities, the County Council Education Authority having confirmed that there is a need in this area to take contributions towards Holyoakes Field First School; and**
 - d) the provision of 13 units on the site to be restricted to affordable housing in perpetuity, and**
- 2) the Conditions and Informatives set out on pages 18 to 23 of the main Agenda report.**

(The Committee noted an error in the description of the proposal, as detailed in the published Update report, copies of which were provided for Members and the public gallery prior to commencement of the meeting.)

(Prior to consideration of this Application, Councillor David Thain, declared an interest and withdrew from the meeting and took no

Planning Committee

10th June 2015

part in any discussions nor voted on the matter in view of his role as a Council representative on Redditch Co-operative Homes, who is known to have an interest in the affordable housing element of the Application.)

**6. APPLICATION 2015/071/S73 –
12 THE SQUARE, FECKENHAM, REDDITCH,
WORCESTERSHIRE B96 6HR**

Variation of Condition 4 of Application Reference 2008/184/FUL: Drawing Number 1428/100A, and removal of Condition 6 of Planning Reference 2008/184/FUL to allow insertion of windows to rear elevation of property.

Applicant: Ms Pauline Luget-Owen

Mr Jamie Neale, objector and Ms Pauline Luget Owen, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the following reason:

“The proposed development would result in detriment to and loss of residential amenity to the occupier of No.14 The Square Feckenham by reason of overlooking and a resultant loss of privacy. The proposals would therefore be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.”

(Officers reported on an additional letter of objection received and a correction of the site identification plan accompanying the Officer's report, as detailed in the published Update report and accompanying replacement Site Plan, copies of which were provided to Committee Members and the public gallery prior to consideration of the Application.

Having considered all of the information provided by Officers and the public speakers, Members were of the view that the proposed windows would be detrimental to the privacy of the occupiers of 14 The Square, and refused the Application for the reason stated above.)

Planning Committee

10th June 2015

**7. APPLICATION 2015/085/FUL –
17 HOWARD ROAD, PARK FARM, REDDITCH,
WORCESTERSHIRE B98 7SE**

Erection of 1 no. Builder's Merchants for display, sale,
storage of building, timber and plumbing supplies;
plant and tool hire, including outside display and storage;
and access and associated works.

Applicant: Travis Perkins (Properties) Ltd

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 32 to 33 of the main Agenda report.

**8. APPLICATION 2015/093/COU –
73 FECKENHAM ROAD, ASTWOOD BANK,
REDDITCH, WORCESTERSHIRE B96 6DE**

Change of use of garage to dog grooming salon.

Applicant: Mrs Karagh Crane

Mr Mark Duncombe, objector, and Mrs Karagh Crane, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on pages 37 and 38 of the main Agenda report but with Condition 4 being amended to read as follows:

- “4) A maximum number of three clients shall be able to visit the site in any one day. The operator of the dog grooming salon shall maintain an up to date register of clients visiting the site and shall be made available within one calendar month of a written request of the Local Planning Authority.”**

(Members noted Officers request for Condition 4 to be amended, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

Planning Committee

10th June 2015

**9. APPLICATION 2015/123/FUL –
10 MARKET PLACE, TOWN CENTRE,
REDDITCH, WORCESTERSHIRE B98 8AD**

Change of Use of basement, ground floor and first floor
to A3 (Restaurant) with A5 provision, and conversion of
second and third floors to residential accommodation.

Applicant: Mrs Sian Bowen

Mr K Williams, General Manager representing Kingfisher Shopping Centre, in support of the Application, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative as set out on pages 41 and 42 of the main Agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.28 pm

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CHAIR

**PLANNING
COMMITTEE**

8th July 2015

Planning Application 2015/086/FUL**Erection of new dwelling, new access and landscaping****Land at 'Carantec', The Mayfields, Southcrest, Redditch****Applicant: Mrs M. Daramiah**
Expiry Date: 18th May 2015
Ward: CENTRAL**(see additional papers for Site Plan)**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises garden land within the curtilage of the property 'Carantec', a contemporary bungalow with a white painted exterior finish. The application site forms a raised plateau with access from The Mayfields immediately to the north of the site. The land rises up steeply from The Mayfields towards the plateau to the south. The nearest property, No.8 The Mayfields is situated to the east of the site. Boundary hedging together with an existing 2 metre high wooden fence forms the boundary between garden serving Carantec and No.8 The Mayfields.

Proposal Description

This is a full planning application to erect a four bed roomed dormer bungalow formed of brickwork under a tiled roof. The property would measure a maximum of 7.25 metres to its ridge and would have a hipped roof. Access to the dwelling would be via a new access drive formed from The Mayfields. This would be situated 3 metres to the east of the existing vehicular access serving the host property which would remain as a private access to Carantec.

Relevant Policies :**Borough of Redditch Local Plan No.3:**

CS07 The Sustainable Location of Development
BHSG06 Development within or adjacent to the curtilage of an existing dwelling
BBE13 Qualities of Good Design
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy: 39 Built environment
Policy: 40 High Quality Design and Safer Communities

**PLANNING
COMMITTEE**8th July 2015

Others:

SPG Encouraging Good Design
 NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

Relevant Planning History

2012/116/FUL	Proposed new dwelling	Approved	18.06.2012
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Consultations**Area Environmental Health Officer**

No comments received to date

Highway Network Control

No objection subject to the imposition of planning conditions relating to vehicle access construction, turning and parking provision

North Worcestershire Water Management

The site is located within fluvial flood zone 1, and there is little risk of surface water flooding on the site in question. No objections subject to the imposition of a standard drainage condition

Public Consultation Responses**Responses against**

3 letters received. Comments summarised as follows:

- The development would be out of character with appearance of surrounding area
- Access and highway safety concerns raised
- The proposal would be overbearing and would lead to a loss of light serving adjacent dwellings
- The property's close proximity to No.8 The Mayfields would result in a loss of privacy

Assessment of Proposal**Principle of development**

The site lies within a sustainable urban location where the principle of developing private gardens for residential purposes can be supported subject to compliance with other relevant policies contained within the development plan. It should be noted that planning permission was granted subject to planning conditions for a similar new dwelling on the same site in June 2012. This permission however no longer exists due to the length of time which has lapsed since the granting of the consent. It is relevant that the planning policy framework used in the consideration of this application is the same as that which

PLANNING COMMITTEE

8th July 2015

exists as present (the National Planning Framework - NPPF) which came into force in March 2012.

Design, appearance and general layout

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house providing it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

The proposed dormer bungalow would be set back 15 metres from the highway to the north. The detached dwellings Carantec and Lindridge to the west are also well set back from the highway (both by approximately 11 metres).

The dwelling would be of similar height to the host property Carantec. The design and general appearance of the proposed dormer bungalow takes its lead from that particular property. A mixture of housing types / sizes and styles exists in the vicinity, and your officers are satisfied that the proposed dwelling would not appear incongruous or alien to its surroundings. The proposed development would therefore not be considered to harm the character and appearance of the surrounding area.

The materials to be used in its construction are considered to be appropriate in their context and the proposal would meet all of the Council's spacing standards, as contained within the adopted SPG 'Encouraging Good Design'. Minimum separation distances between existing dwellings and the application proposal would be maintained.

Impact upon nearby residential amenity

Your officers are satisfied that no loss to residential amenity would result from the proposed development by virtue of loss of light or visually intimidating impact given the separation distances that would exist between the proposed dwelling and nearby properties. The proposals east facing elevation which would face towards No.8 The Mayfields would contain no windows to its east facing wall or roofslope. The dwelling would be situated 7 metres from the south-west corner of No.8 increasing to a distance of 14 metres to the south-east corner of No.8. The dormer bungalow would have a part pyramid, part hipped roof in order to minimise any perceived overbearing impact upon nearby dwellings.

The proposal is therefore considered to comply with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Access

County Highways raise no objections to the proposal in highway safety terms. The access and hardstanding serving Carantec would continue to provide sufficient in-curtilage car parking spaces and on-site turning space. Parking for at least two cars and a turning area would provide safe vehicular access for occupiers of the new dwelling.

**PLANNING
COMMITTEE**8th July 2015

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to the character of the area, amenity or safety.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions and informatives:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;
0800 to 1800 hours Monday to Friday
0900 to 1200 hours Saturdays
and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 4) The Development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

**PLANNING
COMMITTEE**8th July 2015

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 5) Prior to the first occupation of the dwelling hereby approved, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing by the Local Planning Authority.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 6) The development hereby approved shall be implemented in accordance with the following plans:

Drawing No: 958001 A

Drawing No: 958002

Drawing No: 958003 A

Drawing No: 958004

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 7) The proposed drive and parking area shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3

- 8) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with the National Planning Policy Framework.

**PLANNING
COMMITTEE**8th July 2015

Informatives

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.

**PLANNING
COMMITTEE**8th July 2015**Planning Application 2015/130/FUL****Change of use of building to office (B1a) and ancillary showroom (A1).****324 Evesham Road, Crabbs Cross, Redditch, Worcestershire, B97 5JB**

Applicant: Mr Malcolm Dyson
Expiry Date: 24th June 2015
Ward: CRABBS CROSS

(see additional papers for Site Plan)

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527 881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises a former police station building set within a large, oblong shaped curtilage accessed off Evesham Road. The site is situated within a predominantly residential area between the district centres of Crabbs Cross and Headless Cross. To the north east of the application site on the opposite side of Evesham Road there is The Church of Jesus Christ of Latter-Day Saints. To the rear of the site, it is largely laid to lawn with a vehicular access running along the rear boundaries of 1, 3 and 5 Yvonne Road to a single flat roofed garage. The front of the site is laid to hardstanding for vehicular parking.

Proposal Description

The application seeks a change of use from police station to an office with an ancillary retail element at ground floor. No external works are proposed.

Relevant Policies:**Borough of Redditch Local Plan No.3:**

CS07 The Sustainable Location of Development
 BBE13 Qualities of Good Design

Others:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

Relevant Planning History

2015/003/FUL	Demolition of existing Garage and side lean-to, erection of rear two storey and	Refused	12.03.2015
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REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**8th July 2015

	single storey extension, installation of shop front. Change of use of building to mixed use showroom (A1), office (B1) and storage (B8).		
2014/046/COU	Change of use from police station (sui generis) to residential (class C3) to form one three bedroom dwelling with single garage.	Approved	03.04.2014
1999/001/FUL	Conversion Of Police House To Police Station/Office	Approved	16.02.1999
1991/107/FUL	Change Of Use Of Residential Part To Local Police Office And Victim Support Suite	Approved	30.04.1991

Permission was granted in 2014 for the use of the application site building as a dwelling, however your Officers are not aware that this permission has ever been implemented and therefore the lawful use of the site remains as a police station (a sui generis use).

Consultations**Highway Network Control**

No Objection to the grant of permission.

Public Consultation Response

29 letters of objection have been received with matters raised relating to:

- The impact on traffic, highway safety and pollution
- The property should remain in residential use
- The potential for further development to occur if this proposal is granted
- Noise and security impacts of the proposal
- Impact on overlooking and privacy
- The fact that there are no other commercial properties in the vicinity of the site

Assessment of Proposal**Principle**

The application site is not allocated within the Borough of Redditch Local Plan No. 3 for any particular use, however as the site is within the urban area the proposed use is considered acceptable in principle and would accord with Policy CS.7 of the Borough of Redditch Local Plan No. 3. Furthermore, whilst the site lies outside of the District Centres of both Crabbs Cross and Headless Cross, Evesham Road is characterised by a number

PLANNING COMMITTEE

8th July 2015

of non-residential uses sporadically arranged along the extent of the road between the district centres and therefore the proposal would not appear out of character with the wider area.

An element of the proposal incorporates a small reception/showroom for the display of products. Whilst this is an A1 use that would ordinarily be located within the town centre, it is considered that due to it only representing an ancillary element of the proposal, the size of which can be adequately controlled by condition, it is acceptable in this instance.

Residential Amenity

The proposal seeks the change of use of the building to B1 office accommodation. This is a type of use that is generally considered appropriate in a residential area due to its limited noise and disturbance impacts on the surrounding area. Furthermore, whilst the existing use is technically a sui generis use, predominantly the building has been in use as office type accommodation for West Mercia Police with unrestricted hours of operation. The proposed use is not considered to be significantly materially different than the lawful use of the site and the Local Planning Authority now has the opportunity to control the hours that the site is in operation which represents a significant advantage in favour of the proposed scheme.

Taking all these matters into account, given that the hours of opening can be adequately controlled via planning condition it is considered unreasonable to resist the proposal based on the noise and disturbance impact of the proposal. In this regard the proposal is considered to accord with the environmental dimension of sustainable development as advocated at paragraph 7 of the NPPF and policy B(BE).13 of the Local Plan.

Highway Safety

The proposal seeks to retain the existing hard standing to the front of the site to provide vehicular parking. Motorbike and cycle parking is indicated as being available within the garage that currently exists at the site. Given the lawful use of the site, the vehicle movements that would have been associated with this and that the highway authority raises no objection to the proposal, it is considered unreasonable to refuse planning permission on the basis of highway safety.

Other matters

Concerns have been raised in relation to the impact of the development on property values, fire risk associated with the proposed use and the impact of the development on views from dwellings along Yvonne Road in particular. In relation to the impact on property prices and loss of view these are not material planning considerations. The management of fire risk would be dealt with under separate legislation.

Amended plans have been received that have deleted the two storey extension that was originally proposed to the rear of the building. Members of the public who commented on

PLANNING COMMITTEE

8th July 2015

the original proposal have been re notified of this change and given 14 days to comment on this plan. The 14 days expires one day after the committee meeting and therefore the recommendation has been amended to reflect this.

Conclusion

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It requires a positive approach to sustainable new development and specifically seeks to promote the development of existing businesses. Paragraph 19 of the NPPF states that, significant weight should be placed on the need to support economic growth through the planning system. Your Officers consider that the economic, social and environmental aspects of sustainable development would be achieved. The proposal would therefore represent sustainable development.

Your Officers have considered the three dimensions to achieving sustainable development and, having taken into account the consultation replies and third party representations and the active role required of planning to guide development to sustainable locations, are of the view that the proposal would represent sustainable development and be unlikely to cause significant harm to amenity and therefore should be approved.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, following the expiration of the neighbour notification period and subject to no new material planning considerations being raised, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to the following conditions:

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation

- 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

1730.01
1730.03A

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

**PLANNING
COMMITTEE**8th July 2015

- 3) The business shall operate and be open to customers between 08:00hrs and 17:00 hrs Mondays to Fridays. It will not be possible to deliver, collect or operate outside of these hours or at any time in the day on a Saturday, Sunday or a Bank or Public holiday unless previously agreed with the Council.

Reason: To make sure that the living conditions of the residents leaving near to the site are not harmed as a result of the use in order to comply with policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

- 4) The amount of A1 retail floorspace shall be restricted to 15.6 square metres as detailed on plan 1730.03A and shall remain ancillary to the predominant B1 use of the application site.

Reason: Any increase in the use of the site for A1 retail purposes may require further consideration by the Local Planning Authority in order to comply with Policy E(TCR).1 of the Borough of Redditch Local Plan Number 3 as a wholly retail use of the site may be inappropriate in principle and have impact on highway safety and residential amenity.

Informatives

- 1) The LPA are aware of the requirement to work in a positive and proactive manner with the applicant in the determination of planning applications. In this case the applicant provided amended plans and additional information during the course of the application process in order to arrive at a positive outcome for the application.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.

**PLANNING
COMMITTEE**

8th July 2015

Planning Application 2015/145/S73

Variation of condition 2 of Application Reference Number: 2011/296/FUL to substitute drawings in order to re-site the compound and air conditioning units relating to the hotel (delete reference to drawings R76:11:P50 revJ and P10 revK and insert drawings 55:14:P10 and 55:14:P11)

Land At Teardrop Site, Bordesley Lane, Redditch, Worcestershire, B97 6RR,

**Applicant: Premier Inn Hotels Ltd
Expiry Date: 13th August 2015
Ward: ABBEY**

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The application proposes the variation of a condition attached to the planning permission granted for the now implemented Premier Inn on Bordesley Lane.

The original application included two separate schemes, a 62 bed hotel and an 80 bed hotel, which was a larger version of the smaller one, with an extra length to the elevation running parallel with the Alvechurch Highway. This is now to be implemented and the previously approved layout included the location of the external air conditioning unit plant. It is now considered by the applicants that rather than locate these all together in one place, these would be best split across two separate locations on the site. The consented scheme was for them all to be located at the north east end of the building in a cluster. The proposal now is to locate some there as originally intended and some to the right of the access to the site, adjacent the southern end elevation of the hotel opposite the Beefeater building.

Relevant Policies :**Borough of Redditch Local Plan No.3:**

R07 North West Redditch Master Plan- Abbey Stadium

Emerging Borough of Redditch Local Plan No. 4

Policy: 39 Built environment

Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework

**PLANNING
COMMITTEE**

8th July 2015

Relevant Planning History

2011/296/FUL	Full planning application for the erection of a Premier Inn Hotel and Beefeater Pub/Restaurant	Approved	21.12.2011
2012/193/ADV	Display of various advertisements	Approved	12.09.2012
2012/272/ADV	Display of primary and secondary ID and directional signs	Approved	12.12.2012

Consultations**Area Environmental Health Officer**

No Comments Received To Date

Community Safety Officer

No Comments Received To Date

Public Consultation Response

None received

Assessment of Proposal

The application proposes the variation of a condition attached to the planning permission granted for the now implemented Premier Inn on Bordesley Lane.

The proposal should be considered on the basis of the visual impact of the relocation and also on any potential additional disturbance that could be caused by the new location. It is considered that reducing the number in the original location would have no detrimental effect on either type of amenity and is therefore accepted.

It has been confirmed that the noise impact of the proposal is minimal and as such there would be no detrimental impact either on the occupiers of the hotel or the users/occupiers of the Beefeater or the cemetery/crematorium. Therefore, there are no disturbance concerns raised in relation to the proposal.

In relation to the visual amenity of the site, it is not considered that the proposal would result in any additional harm from the relocation of the plant. It would be located at the entrance to the site not adjacent to parking or pedestrian circulation space and as such would not result in harm to amenity. Its appearance would be screened by a timber fence which is considered to be sympathetic to the site and its surroundings.

It is therefore considered that the proposal is acceptable in policy terms as it would not result in any harmful effects.

**PLANNING
COMMITTEE**

8th July 2015

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be implemented in accordance with the following plans:

R76:11: LOC01 Site Location; R76:11: E01 Existing Site
~~R76:11: P10 Rev. K Phase 1 Proposed Site Plan~~
~~R76:11: P50 Rev. J 80 bed Hotel Option, proposed site plan~~
 R76:11: P11 Rev. B Phase 1 Hotel Floor Plans
 R76:11: P51 Rev. B 80 bed Proposed Floor Plans
 R76:11: P12 Rev. D 62 bed and restaurant hotel elevations
 R76:11: P13 Rev. D Proposed site sections sheet 1
 R76:11: P14 Rev. B Proposed Site Sections Sheet 2
 R76:11: P52 Rev. E 80 bed and restaurant hotel elevations
 R76:11: P53 Rev. F 80 bed proposed site sections sheet 1
 R76:11: P54 Rev. A 80 bed proposed site sections sheet 2
 R76:11: P101 Rev. B Beefeater Restaurant Proposed Plans
 R76:11: P102 Rev. B Beefeater Restaurant Proposed Elevations
 55:14:P10 Proposed site plan (relocated AC compound)
 55:14:P11 Proposed elevations (relocated AC compound)

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) Development shall be carried out in accordance with the details previously discharged in relation to conditions 3, 4, 5, 6, 7, 8 and 11 of 2011/296/FUL.

Reason:- To ensure the appropriate materials, landscaping, tree/hedgerow protection, drainage and boundary treatments are all carried out to protect amenity and biodiversity interests in accordance with the NPPF.

- 4) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing

**PLANNING
COMMITTEE**8th July 2015

by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage at the appropriate stage of construction in accordance with National Planning Policy Framework.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) There are public sewers which cross the site. No buildings shall be erected or trees planted within 2.5 metres either side of these sewers. The applicant may wish to apply to Severn Trent Water to divert the sewer in accordance with Section 185 of the Water Industry Act 1991.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 4) The applicant is encouraged to discuss with the Council the potential for providing additional hedging to the cemetery along its Bordesley Lane boundary.
- 5) In dealing with the details of the scheme, the applicant is advised to take into account the issues raised by the Community Safety Team in their response to the application, particularly in relation to laminated glass, secure windows, CCTV, attack resistant doors (internal _ external), internal door locks, room safes and door alarms.
- 6) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 7) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Councils Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Councils Highway Network Control Manager, County Hall, Spetchley Road, Worcester, WR5 2NP (telephone

**PLANNING
COMMITTEE**8th July 2015

0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Councils Approved Contractor at the applicants expense.

- 8) No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.

